






110 Barbour Road, Bracken Ridge

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Fantastic Lowset Home - Wonderful Floorplan, Spacious Proportions & Fresh Paint + Carpet

FOR SALE
Under Contract

AGENTS

Joshua Waters
0417 800 991
jwaters@ljhooker.com.au

AGENCY

LJ Hooker Aspley | Chermside
(07) 3263 6022

Perfectly positioned in a great pocket of Bracken Ridge, this wonderful lowset brick home offers a fantastic family friendly floorplan with multiple living spaces, 3 generous sized bedrooms, a well-appointed kitchen and a backyard that offers plenty of space for entertaining, children and pets!

The home is currently vacant, freshly painted and has brand new carpet, ensuring you can simply move straight in or rent out immediately!

The home's wonderful features are complemented by its very convenient location, which is just 16km from the Brisbane CBD. Public transport is so close with a bus stop just around the corner and Bald Hills Train Station a short 25 minute walk away. Bracken Ridge Plaza (Coles) is conveniently located close by and Queensland's largest shopping centre, 'Westfield Chermside', is within a 15-minute drive. Being a family friendly location, there are beautiful parks

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

nearby and a variety of excellent public and private schools within close proximity. Buyers looking for easy access to the Sunshine Coast and Brisbane Airport will appreciate just how convenient this location is with easy access to the both the Bruce Highway and Gateway Motorway.

Buyers seeking a beautifully presented, low maintenance brick home in the highly desirable Bracken Ridge are encouraged to inspect without delay....

Special Features include:

- Lowset, low maintenance brick and tile construction.
- Freshly painted internally.
- Brand new carpet.
- 3 generous bedrooms, all with built-in robes.
- The master bedroom features an ensuite.
- Well-appointed kitchen with plenty of bench space and storage, gas cook top, and stainless-steel oven. The kitchen interacts well with the living spaces, alfresco entertaining area and backyard.
- Multiple living spaces, including a carpeted lounge/dining area plus an tiled living space adjoining the kitchen.
- A family bathroom with separate bath and shower.
- Undercover entertaining area which overlooks the back yard.
- Double garage with and internal access.
- A 475sqm block with a fenced backyard, providing plenty of space for kids or pets to run around.
- Other features include ceiling fans, air-conditioning, security screens, NBN and outstanding rent potential for investors

For further information or to arrange your inspection, please contact JOSHUA WATERS.

MORE DETAILS

Property ID	3B8JF1R
Property Type	House
Land Area	475 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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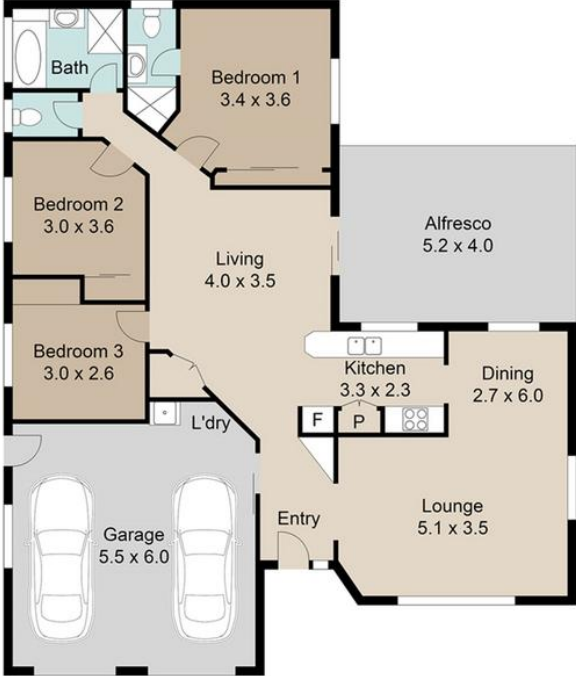
Business Owner, Sales Consultant and Registered Valuer | jwaters@ljhooker.com.au

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110 Barbour Road



Internal 135m² | External 21m² | Total 156m²



Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.